



# M W Darwin & Sons



Chartered Surveyors, Auctioneers, Valuers & Estate Agents

## **FOR SALE** **79 OAK GROVE,** **NORTHALLERTON**



**Three Bedroom Mid Terrace House,  
Gas CH, Double Glazed Windows,  
Modern Kitchen & Shower Room, Garden  
OIR £145,000**

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# **79 OAK GROVE, NORTHALLERTON**

This is a spacious mid terraced property, situated in a quiet residential area convenient for the town centre, schools and other facilities, lawned garden to the front, enclosed mainly paved rear garden, gas fired central heating and double glazed windows.

The accommodation comprises:

**Entrance Hall** 3.0 x 1.9m (10'0" x 6'3"), modern front door with double glazed side panels, radiator, cloaks cupboard

**Living Room** 6.7 x 3.9m (22'0" x 12'9") windows to front and rear, upvc framed double glazed patio doors to rear garden, radiators, fireplace with inset electric fire.



**Kitchen** 4.5 x 3.3m (10'6" x 7'0") at widest points, fitted white ground and eye level cupboard units, understairs storage cupboard, electric oven with extractor hood over, stainless steel sink unit with centre mixer tap, tiled floor, radiator. Door to:



**Utility Room** 3.3 x 2,7 (3'3 x 3'3"0) Fitted cupboard, fitted washing machine and dryer, tiled splashbacks, upvc half glazed door to rear garden.



**Cloakroom** with modern white W.C and wash basin, half tiled walls.

### **First Floor**

**Landing** with storage cupboard

**Bedroom 1** 3.6 x 3.0m (10'9" x 9'10") with window overlooking the front, open shelve unit, radiator and power points.



**Bedroom 2** 3.6 x 3.0 (10'9" x 9'10") with window overlooking the rear, radiator and power points



**Bedroom 3** 3.3 x 2.9m (10'9" x 9'6") at widest points, window to the front, wall mounted Potterton Combi central heating boiler, radiator and power points.



**Shower Room** 2.8 x 1.6m (10'9" x 9'6") tiled walls, walk in shower cubicle, W.C, wash basin unit with cupboard under, chrome ladder radiator.



## Rear garden area



To the rear there is an enclosed mainly paved garden area with timber garden shed, Greenhouse and gate allowing pedestrian access.

<b><u>Tenure</u></b>	Freehold
<b><u>Services</u></b>	Mains water, electric, drainage, gas and telephone
<b><u>EPC Rating</u></b>	Awaiting EPC
<b><u>Council Band</u></b>	B
<b><u>Viewing</u></b>	Strictly by prior appointment with the Agents.

**Please Note:**all measurements are approximate, appliances and fittings have not been tested by ourselves, We have NOT carried out any survey of the property, photographs are for guidance only and do not constitute the inclusion of items in the sale, unless stated otherwise. Details are produced for guidance only and although believed materially correct do not form any part of a contract.



**RICS**

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**RICS homebuyers surveys available contact ourselves for further details**